

**State of Connecticut
Department of Consumer Protection
Professional & Occupational Licensing Division**

**Frequently Asked Questions by
REAL ESTATE LICENSEES**

- Q. Do I have a 30-day grace period to renew my licensee?

A. No. The 30-day grace period is for the imposition of a late fee. Example: Your license expires May 31. If you engage in the real estate business without renewing your license on June 1, you subject yourself to disciplinary action. You may however, renew your license within the first thirty days after May 31 without incurring a late fee.
- Q. I am starting a limited liability company. Does my LLC need to be licensed?

A. Yes. Limited liability companies, corporations, and other legal entities are required to be licensed and a broker of record must be appointed. The broker of record is not required to hold an individual broker's license.
- Q. I am the holder of a salesperson's license. Can I form my own corporation?

A. No. In order to be a principal in a corporation, limited liability company or other legal entity, you must be the holder of a broker's license.
- Q. How long do I have to be a licensed salesperson before I can become a broker?

A. You must have an active salesperson's license for two years and must complete the educational requirements before you apply for a broker's license.
- Q. Can I sell real estate without a sponsoring broker?

A. No, all real estate salespeople must have a sponsoring broker to maintain an active license and sell real estate.
- Q. Will the State hold my license for me instead of it being held by a broker?

A. No, the State does not "hold" licenses. A licensee can choose to become inactive and then reinstate within two years from the expiration date without testing simply by submitting a reinstatement form with all back license fees and late fees.

- Q. I received a listing through a connection with a friend. My friend is unlicensed. Can I share a portion of my commission with my friend?

A. No. State laws prohibits the sharing of commission or compensation, whether directly or indirectly, with an individual who was not a broker or salesperson when the services were rendered.

- Q. I hold a broker's license and have numerous salespeople affiliated with me as salespersons. Am I responsible for their actions?

A. Yes. State law states that brokers are equally responsible for the acts or omissions of their salespeople.

- Q. I just signed a listing agreement with a client. What is the time frame in which I have to give the client a copy of the listing agreement.

A. State law requires that you shall "deliver immediately" a copy of any listing agreement to any party executing the same.

NOTE: This pamphlet is for informational purposes only. If you have specific questions, please call the Real Estate Division at (860) 713-6150.